

IN RE: PETITION FOR VARIANCE
N/S Towson Towne Boulevard, 1100' E
of centerline Charles Street
9th Election District
4th Councilmanic District
(111 Versailles Circle)

TC-Versailles Company
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 99-468-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a petition for variance filed by the legal owner of the subject property, The TC-Versailles Company, by and through J. Andrew Pierson, III, one of its officers. The variance request is for property located at 111 Versailles Circle, located in the Towson area of Baltimore County. Specifically, the variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) from which the Petitioner is requesting permission to construct carports which will be located in the front and side yards of the subject apartment complex in lieu of the required rear yard.

Appearing at the hearing on behalf of the request were: Drew Pierson on behalf of TC-Versailles Company; David Dows, registered landscape architect; and, Deborah Dopkin, attorney at law. Appearing as an interested citizen was Courtney Workman, who lives in the subject apartment complex.

Testimony and evidence indicated that the property, which is the subject of this variance request, is known as the Versailles Apartments located on the north side of Towson Towne Boulevard, just east of Charles Street Avenue. The subject property is improved with various apartment units known as Town and County Versailles. The owners of the apartment complex are interested in constructing carports around the perimeter of the site, wherein tenants may park their vehicles out of inclement weather. The carports are more clearly shown on Petitioner's Exhibit No.

COPIES RECEIVED FROM FILING
DATE 7/13/99
BY R. Jameson

1, the site plan of the property. Naturally, the Petitioner has chosen to situate the carports along the existing service road contained within the apartment complex. Traditionally, parking and the access roads are always situated in the front of the buildings in apartment complexes. Therefore, the carports themselves will be situated in the front yards of the apartment buildings. In order to proceed with the construction and location of the carports as shown on Petitioner's Exhibit No. 1 a variance is necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and her property. McLean v. Soley, 270 Md. 208 (1973).

To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

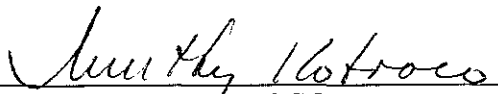
Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 13th day of July, 1999, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) from which the Petitioner is requesting permission to construct carports which will be located in the front and side yards of the subject apartment complex in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioner may apply for the building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) The roof line of the carport should be either a hip roof or an enclosed gable.
- 3) The roof material should match as closely as possible that of the apartments in both shingle type and color.
- 4) If railings are included at either end of the carport, they should be of a material complementary to the wrought iron used throughout the complex.
- 5) The color of the structural posts of the carports shall match as closely as possible the brick color of the apartments.
- 6) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
DATE 7/13/99
BY R. J. J. J.



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

July 13, 1999

Deborah Dopkin, Esquire
409 Washington Avenue, Suite 920
Towson, Maryland 21204-4905

Re: Petition for Variance
Case No. 99-468-A
Property: 111 Versailles Circle

Dear Ms. Dopkin:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: J. Andrew Pierson, III
TC-Versailles Company

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 111 Versailles Circle, Baltimore, Maryland

which is presently zoned D.R.16 21204

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1; BCZR, TO PERMIT

CARPORTS TO BE LOCATED IN THE FRONT & SIDE YARDS IN LIEU OF THE REQUIRED REAR YARD

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Town & Country Management Company proposes the installation of open carport structures, classified as accessory structures, at various locations, shown on this plan. Many of the structures shall be located in front of the existing apartment buildings. Therefore, we request a variance from ~~Article 4~~, Section 400.1 of the Baltimore County Zoning Regulations which states, "Accessory Buildings in Residence Zones, other than Farm Buildings (Section 404), shall be located only in the rear yard."

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

TC
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

TC-Versailles Company
Name- Type or Print

Signature

J. Andrew Pierson, III OFFICER

Name - Type or Print

Signature

111 Versailles Circle

Address Telephone No.

Baltimore Maryland 21204
City State Zip Code

Representative to be Contacted:

Riemer Muegge & Associates, Inc., c/o
Name David Dows

8818 Centre Park Drive 410-997-8900

Address Telephone No.

Columbia Maryland 21045

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JCM Date 5-20-99

Case No. 99-468A

RECEIVED 9/15/98

ORIGINAL RECEIVED FOR FILING
9/13/99

RIEMER MUEGGE

& ASSOCIATES INC ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING

April 22, 1999

Baltimore County Office of Zoning Administration
and Development Management
Development Control
111 West Chesapeake Avenue/Room 109
Towson, Maryland 21204

Re: Town & County Versailles, Zoning Description
DRC #032929F
RMA #99079.221

Ladies and Gentlemen:

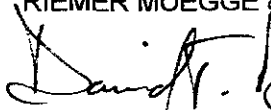
TOWN & COUNTRY VERSAILLES
ZONING DESCRIPTION

Beginning at a point on the north side of Towsontowne Boulevard which is 70 feet of right-of-way wide at the distance of 1,100 feet east of the centerline of the nearest improved intersecting street, Charles Street, which is 70 feet of right-of-way wide. Thence the following courses and distances:

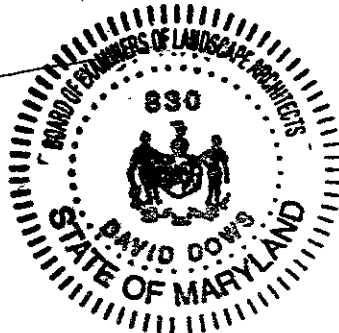
North 11°46'25" West 55.60 feet, South 83°43'22" West 51.52 feet, 181.73 feet along an arc of a curve to the right having a radius of 370.00 feet and a long chord bearing North 07°47'37" East 179.91 feet, North 30°54'22" East 55.24 feet, South 59°33'00" East 20.41 feet, North 30°27'00" East 33.60 feet, North 59°33'00" West 20.15 feet, North 30°54'22" East 342.56 feet, North 70°38'58.5" East 38.44 feet, South 69°36'25" East 1119.39 feet, North 79°18'16" East 19.36 feet, South 69°36'25" East, 132.85 feet, South 20°23'35" West 145.49 feet, South 30°17'10" West 123.26 feet, North 80°22'50" West 469.18 feet, 834.51 feet along an arc of a curve to the left, having a radius of 2235.00 feet and a long chord bearing South 88°55'22" West 829.67 feet, to the place of beginning as recorded in Deed Liber 6049, Folio 204.

Very truly yours,

RIEMER MUEGGE & ASSOCIATES, INC.


David T. Dows, RLA
Director of Planning

DTD/mm



468

m:\project\99079\doc\l&c-vdes

99.468-A

8818 Centre Park Drive • Columbia, MD 21045 • tel 410.997.8900 • fax 410.997.9282

COLUMBIA - FREDERICK

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 066381

DATE 5-22-99 ACCOUNT 11111111

AMOUNT \$ 250.00

RECEIVED FROM: _____

FOR: _____

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

99.468.4

CASHIER'S VALIDATION

PAID RECEIPT

DATE 5/22/1999 14:38:45

TIME 14:38:45

REG 1503 CASHIER PAGES FROM DRAWER 3

DEPT 5 528 ZONING VERIFICATION

RECEIPT # 005136

CP NLT. 066301

Receipt Tot 250.00

250.00 OK

Baltimore County, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 06574

PAID RECEIPT

DATE 3-17-99 ACCOUNT R-006-6150

AMOUNT \$40.00

RECEIVED FROM: Riemer Muegge + Associates, Inc.

FOR: DRC # 03299 F-Town + County Versailles

DK

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PROCESS ACTUAL TIME
3/18/1999 3/18/1999 11:18:40
REG 0606 CASHIER MMEL MRW DRYMER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 068959
CR NO. 065745

40.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-468-A
111 Versailles Circle
N/S Towson Towne Boulevard,
1100' E of centerline Charles
Street
9th Election District
4th Councilmanic District
Legal Owner(s):

TC - Versailles Company
Variance: to permit carports
to be located in the front and
side yards in lieu of the re-
quired rear yards.
Hearing: Monday, July 12,
1999 at 10:00 a.m. in Room
407, County Courts Bldg.,
401 Bostley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information concern-
ing the File, and/or Hearing,
Contact the Zoning Review Of-
fice at (410) 887-3391.
6/3/99 June 24 C321034

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/24/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 6/24/, 1999

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: CASE # 99-468-A
PETITIONER/DEVELOPER:
[TC Versallis Cir.]
DATE OF Hearing
[July 12, 1999]

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
111 Versallis Circle Baltimore , Maryland 21204_____

The sign(s) were posted on _____ 6-25-99 _____
[Month, Day, Year]

Sincerely,

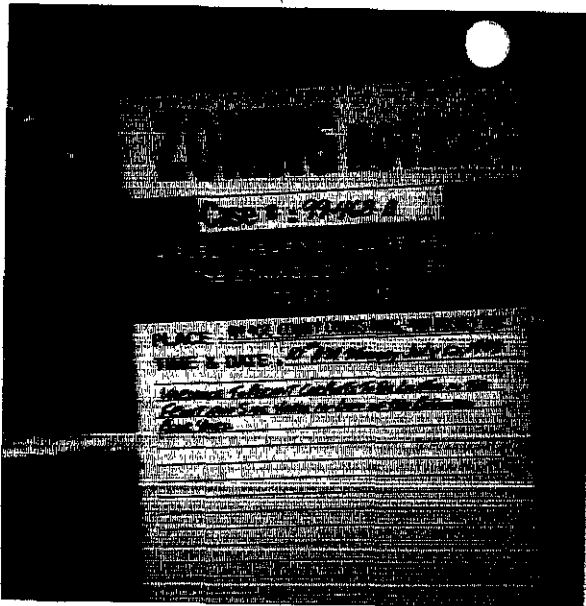

[Signature of Sign Poster & Date]

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

_____ [410]-687-8405 _____
[Telephone Number]



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 468

Petitioner: TC - Versaille Company

Address or Location: 111 VERSAILLE CIRCLE, Baltimore MD 21204

PLEASE FORWARD ADVERTISING BILL TO:

ATTN: Name: Drew Pierson - TOWN & COUNTRY MGMT. CO.

Address: ~~500~~ 100 So. Charles St., Suite 1700
Baltimore, MD 21201

Telephone Number: 410-539-7600

Revised 2/20/98 - SCJ

99-468-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

June 10, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-468-A

111 Versailles Circle

N/S Towsontowne Boulevard, 1100' E of centerline Charles Street

9th Election District – 4th Councilmanic District

Legal Owner: TC – Versailles Company

Variance to permit carports to be located in the front and side yards in lieu of the required rear yard.

HEARING: Monday, July 12, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Deborah C. Dopkin, Esquire
TC – Versailles Company
Riemer, Muegge & Associates, Inc.

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JUNE 27, 1999.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
June 24, 1999 Issue – Jeffersonian

Please forward billing to:

Town & Country Mgmt. Co. 410-539-7600
Attn: Drew Pierson
100 S. Charles Street
Suite 1700
Baltimore, MD 21201

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-468-A

111 Versailles Circle

N/S Towsontowne Boulevard; 1100' E of centerline Charles Street

9th Election District – 4th Councilmanic District

Legal Owner: TC – Versailles Company

Variance to permit carports to be located in the front and side yards in lieu of the required rear yard.

HEARING: Monday, July 12, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



LAWRENCE E. SCHMIDT

54
LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

July 1, 1999

Riemer Muegge & Associates, Inc.
c/o Mr. David Dows
8818 Centre Park Drive
Columbia, MD 21045

Dear Sirs:

RE: Case No.: 99-468-A, Petitioner: TC-Versailles Company,
Location: 111 Versailles Circle

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on May 20, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us





Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

June 16, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JUNE 7, 1999

Item No.: See Below Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

456, 457, 458, 459, 460, 461, 462, 464, 465, 466, 467,

468, 469, 470, 471, 472, 474, 475, 476, 477, 478, 479,

480, 483, 484, AND 485

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

RECEIVED JUN 21 1999

Jim
7/12

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: June 30, 1999

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 111 Versailles Circle

INFORMATION:

Item Number: 468
Petitioner: The Town and Country Management Company
Property Size: 12.02 acres
Zoning: D.R. 16
Requested Action: Variance
Hearing Date: July 12, 1999

SUMMARY OF RECOMMENDATIONS:

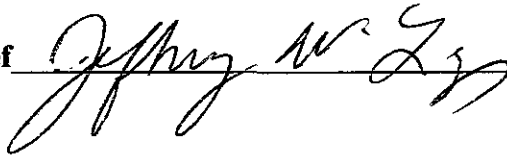
The variance being requested in this case is from Section 400.1 of the BCZR to permit carports to be located in the front and side yards in lieu of the required rear yard.

The subject property is a 12-acre parcel bounded by Towsontowne Boulevard, Towsontowne Court, Chesapeake Avenue, and Charles Street Avenue. The site is improved with the Versailles Apartment complex. The applicant, Town and Country Management Company, is proposing the installation of carports in response to ongoing requests from their tenants. Similar construction is being proposed at other apartment developments owned and operated by Town and Country throughout the metropolitan region. The site plan accompanying this variance request indicates the construction of sixteen carport structures located on the perimeter of the property directly behind the wrought iron and landscape buffer. Each carport will accommodate six cars. The accompanying site plan indicates two prototype designs. Representatives from the Office of Planning met with the applicants and agreed that a slightly modified version of Option A is an acceptable design.

The Office of Planning recommends approval of this variance provided the following conditions are incorporated into the hearing officer's order:

1. The roof line of the carport should be either a hip roof or an enclosed gable
2. The roof material should match as closely as possible that of the apartments in both shingle type and color.
3. If railings are included at either end of the carport, they should be of a material complementary to the wrought iron used throughout the complex.
4. The color of the structural posts of the carports shall match as closely as possible the brick color of the apartments.

Section Chief

A handwritten signature in cursive script, appearing to read "Jeffrey W. Lys", is written over a horizontal line.


AFK:LH

B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: June 16, 1999

FROM:  Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for June 14, 1999
 Item Nos. 456, 459, 460, 461, 462,
 464, 466, 467, 468, 469, 471, 472,
 474, 475, 476, 477, 482, 483, 484,
 & 485

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZAC06149.NOC

RECEIVED JUN 21 1999



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 6.4.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204


RE: Baltimore County
Item No. 468 JCM

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


for Michael M. Lenhart, Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
111 Versailles Circle, N/S Towson Towne Blvd.,
1100' E of c/l Charles St
9th Election District, 4th Councilmanic

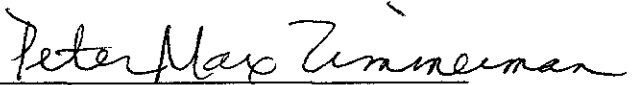
Legal Owner: TC-Versailles Company
Petitioner(s)

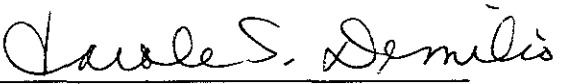
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 99-468-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of June, 1999 a copy of the foregoing Entry of Appearance was mailed to David Dows, Riemer Muegge & Associates, Inc., 8818 Centre Park Drive, Columbia, MD 21045, representative for Petitioners.


PETER MAX ZIMMERMAN

5-20-99

PER APPLICANT:

ATTORNEY FOR PETITIONER
will ENTER APPEARANCE PRIOR
TO HEARING.

JCM

99-468-A

DEBORAH C. DOPKIN, P.A.
ATTORNEY AT LAW
409 WASHINGTON AVENUE, SUITE 920
TOWSON, MARYLAND 21204
TELEPHONE 410-494-8080
FACSIMILE 410-494-8082
e-mail dbdop@erols.com

6/4/99
48
SJ

99-1490
To: Soph / File

DEBORAH C. DOPKIN

June 3, 1999

Arnold Jablon, Esquire, Director
Baltimore County
Department of Permits and
Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case No. 99-468-A and Case No. 99-469-A
Petitions for Variance
Town & Country Versailles and Town & Country North

Dear Mr. Jablon:

Please enter my appearance in each of the above captioned cases as attorney of record for the Petitioner. In Case No. 99-468-A, Petitioner is TC-Versailles Company, and in Case No. 99-469-A, the Petitioner is TC-North Company. I would appreciate your notifying me of a hearing date and providing me with copies of zoning advisory committee comments and other correspondence relating to this matter.

Thank you.

Very truly yours,


Deborah C. Dopkin

DCD/kmc

cc: Mr. J. Andrew Pierson, III

C:\docs\KMC\DCD\LETTERS\Jablon - Town&Ctry

RECEIVED

JUN - 4 1999

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Deborah Dopkin

409 WASHINGTON AVE 21204

DAVID DOWS

8818 CENTRE PARK DR, SUITE 200

DREW PIERSON

COLUMBIA MD. 21044
100 S. CHARLES ST, #1708, BALTIMORE, MD



PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

Courtney Workman

ADDRESS

149 F Versailles Cir. Trussell, MD 21224



Ref Ex #2

David T. Dows, RLA, ASLA

Director of Planning - Riemer Muegge & Associates, Inc.

Professional Profile

Mr. Dows is the Director of Planning of Riemer Muegge & Associates and has been with the firm since 1989. He is a registered professional Landscape Architect and has practiced Landscape Architecture since 1983 in Maryland, Texas, and Louisiana.

Education

B.S. Engineering, 1972
M.L.A. Landscape Architecture, 1983

Professional Registrations

Maryland R.L.A. #830
Louisiana R.L.A., 1983

Professional Affiliation

American Society of Landscape Architects
American Planning Association

Technical Expertise

- Project Management
- Land Use Planning
- Master Planning
- Site Planning and Design
- Zoning
- Planting Design
- Construction Documents
- Expert Testimony

David Dows is a professional Landscape Architect and Planner with 16 years of practical experience in Maryland, Texas, and Louisiana. He is a Registered Landscape Architect with over nine years of experience in Maryland's central Counties and jurisdictions. He has managed a wide variety of development design projects, including institutional, commercial residential, day care, elderly housing and assisted living facilities, religious facilities, and industrial uses. Mr. Dows has a Masters of Landscape Architecture from Louisiana State university, is a member of the Maryland Chapter of the American Society of Landscape Architects and American Planning Association, and is active in the Howard County Chamber of Commerce, Home Builders Association of Maryland, and the Neighborhood Design Center of Baltimore as a volunteer professional.

Mr. Dows has a wealth of experience with the development processes and regulations of central Maryland jurisdictions. He has managed many institutional land planning and landscape architectural tasks and projects during his career. He is knowledgeable and experienced in the general development and landscape regulations of many Maryland jurisdictions, and has prepared, sealed and submitted numerous Landscape Plans for governmental approval. He has been responsible for many planning and landscape architectural projects which have required collaboration and design coordination with leading law offices and architectural, engineering, and planning firms. Representative projects include:

Baltimore County Government
Department of Permits and
Development Management

Ref Ex 3



111 West Chesapeake Ave.
Towson, Md. 21204

410-887-3335

April 16, 1999

Riemer Muegge & Associates, Inc.
8818 Centre Park Drive
Columbia, MD 21045

RE: Town & Country Versailles Apts.
111 Versailles Circle
DRC Number 03299F; Dist. 9C4

Dear Sir:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland, and as provided in Section 602 (d) of the Baltimore County Charter, and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal, or modification of a license, permit, approval, exemption, waiver, or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to ensure compliance with Section 26-171 and Section 26-211 of the Baltimore County Code, and to make recommendations to the Director, Department of Permits and Development Management.

The DRC has, in fact, met in an open meeting on March 29, 1999, and made the following recommendations:

The DRC has determined that your project meets the requirements of a limited exemption under Section 26-171 (A)(7).

Now that you have received an A-7 limited exemption, please proceed with building permit application.

Riemer Muegge & Associates, Inc.
Town & Country Versailles Apts.
April 16, 1999
Page 2

A copy of this letter must be presented when submitting engineering/construction plans to this office, and/or when applying for a building permit.

Please note that compliance with divisions 3, 4, and 5 of the Development Regulations are required, as is compliance with all applicable zoning regulations. Phase 2 review fees may apply, depending on the amount of site disturbance, and/or the requirement of a Public Works Agreement. Also, sidewalks are required whenever the site is within the Metropolitan District.

Herein, find a commercial site plan checklist that will serve as a guide when preparing plans for building permit applications. Please be advised, plans not meeting minimum checklist requirements will not be accepted for filing. This will consequently delay building permit approval. Please note, the "conceptual" plan required for DRC review, does not necessarily meet the checklist guidelines. Therefore, it should not be assumed that the DRC plan is acceptable for building permit applications.

Should you have any questions regarding the above, please contact the Zoning Review Section at 410-887-3391.

I have reviewed the recommendations carefully, and I have determined to adopt the recommendations set forth above. It is this 16th day of April 1999, ordered and decided that the recommendations of the DRC are hereby adopted.

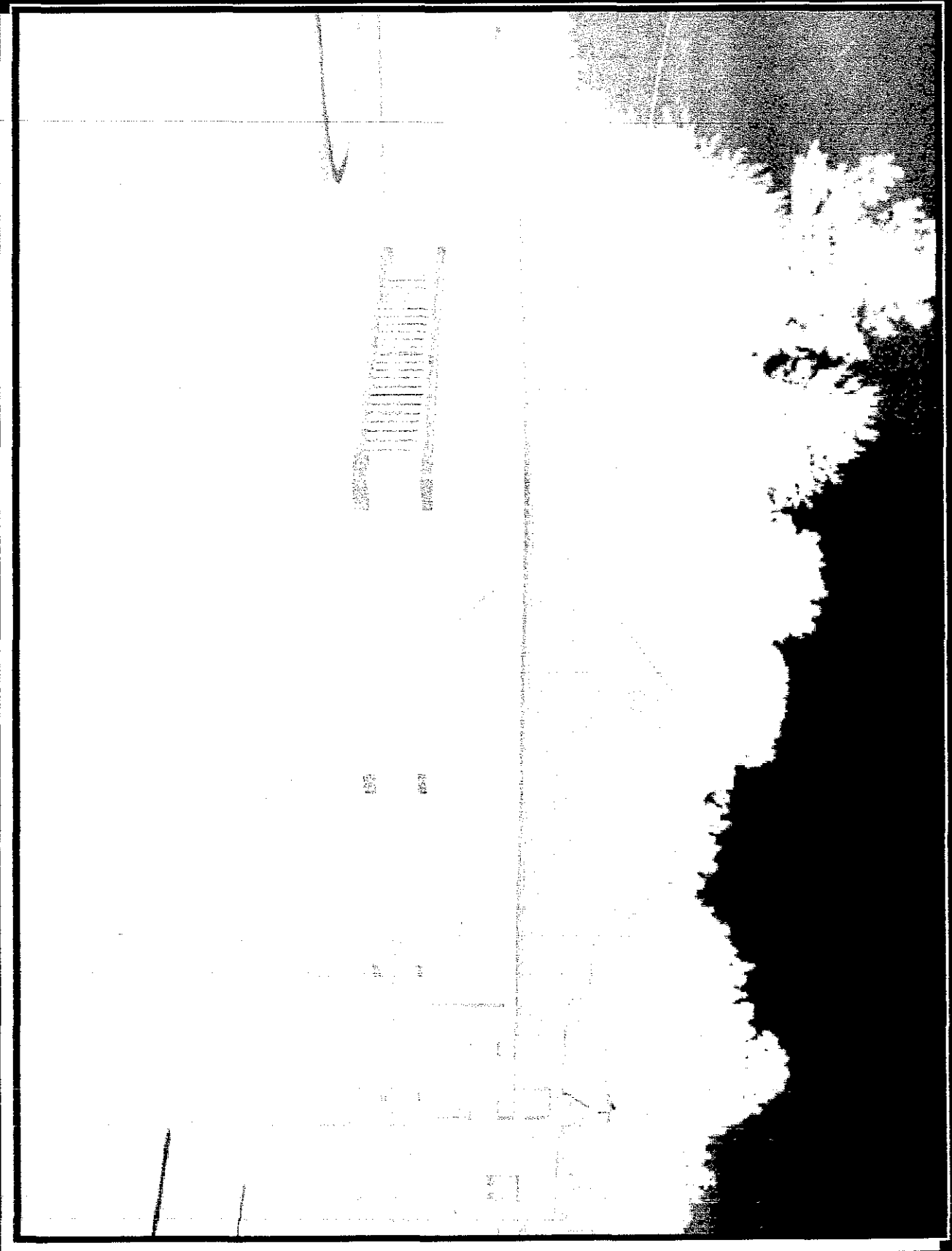
Should you submit an application for any permit that may be required for this project, your application will be processed subject to the conditions set forth above, and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,

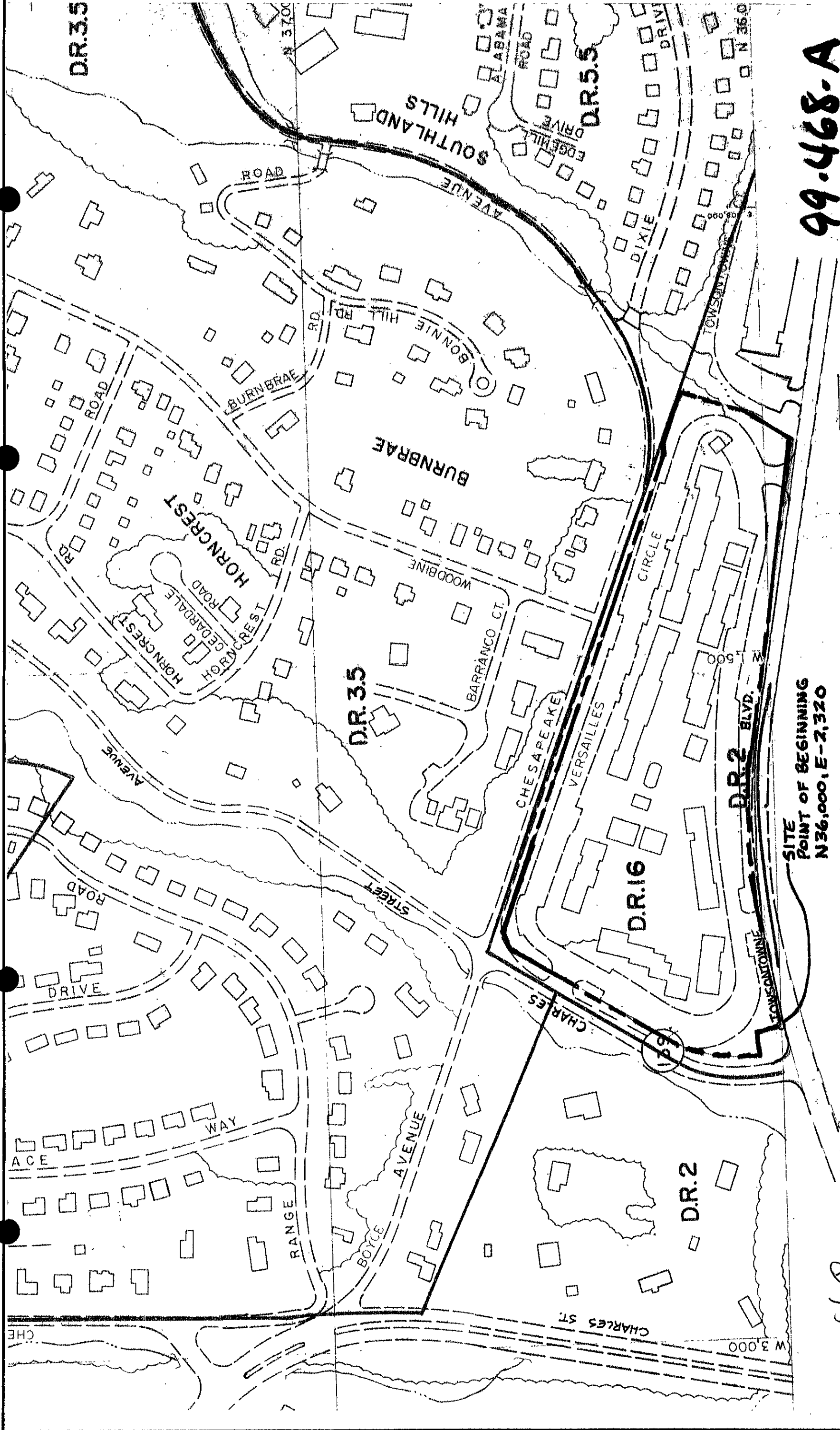


Arnold Jablon
Director

AJ:DTR:dak
c: Bruce Seeley
File
Enclosure



Pet BX #24



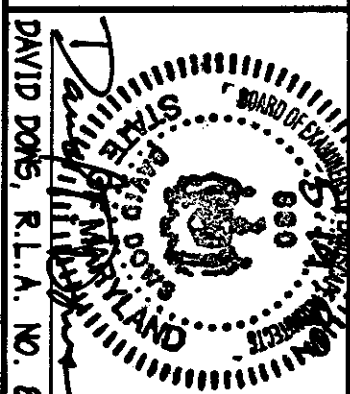
99-468-A

SITE
POINT OF BEGINNING
N36.000, E-2,320

468

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PORTION OF ZONING MAP		SCALE 1" = 200'±	LOCATION TOWSON	SHEET N.W. 10-A
		DATE OF PHOTOGRAPHY JANUARY 1986.	PROJECT TOWN & COUNTRY VERSAILLES	

RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, MD 21046
410-997-8900 FAX: 410-997-9282

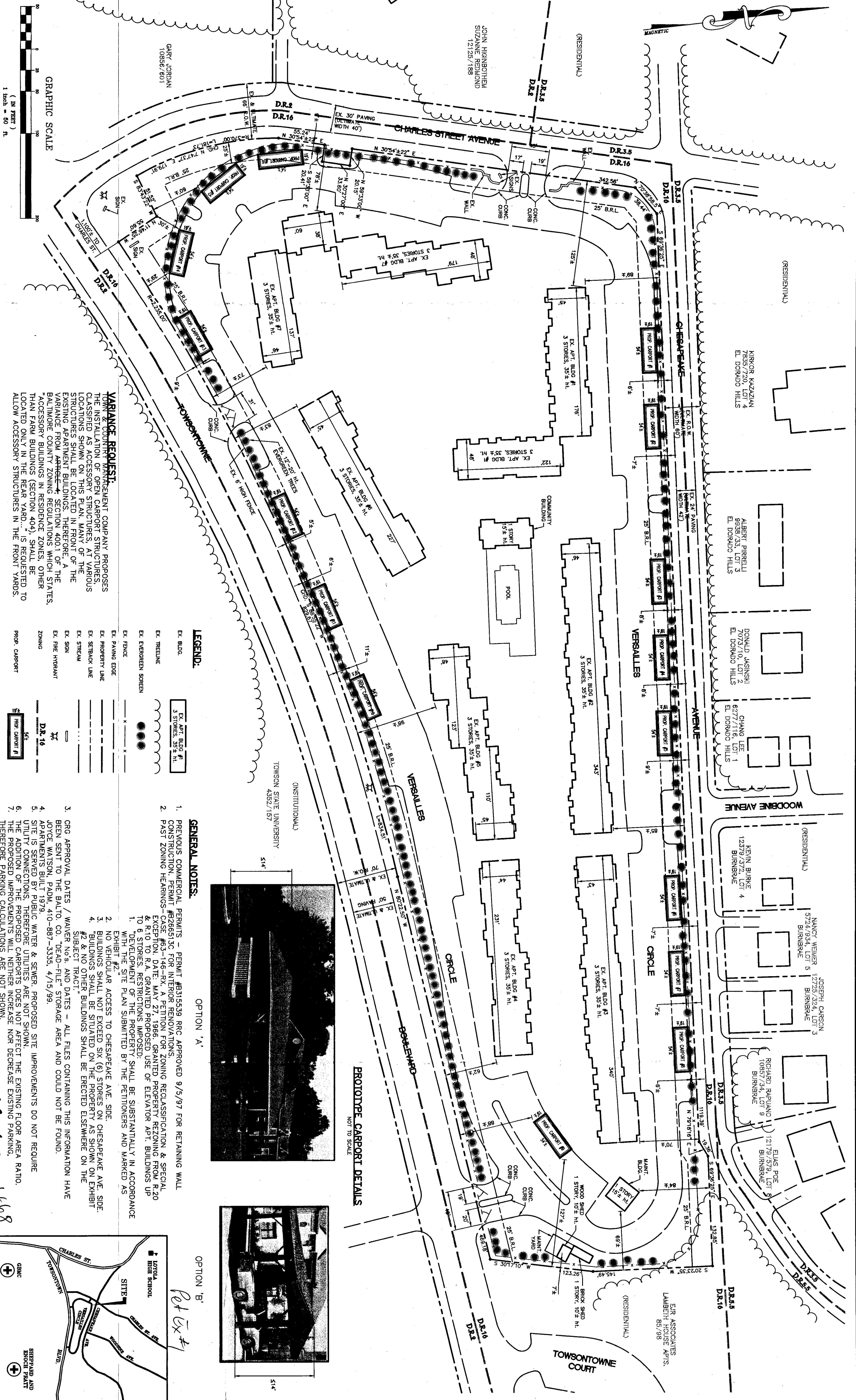


TOWN & COUNTRY VERSAILLES	PROPERTY INFO.	ADDRESS
III VERSAILLES CIRCLE		
BALTIMORE NO 21204		
BALTIMORE COUNTY TAX MAP 64, 66		
PAGE 1 LIBER 6244 FOLIO 244		
COUNTY COUNCIL DISTRICT 4		
ELECTION DISTRICT 4		
CONVISED DR-16 MAP 101 (C-1)		
2005 SITE AREA: 12.6 AC.		

DESIGNED BY : R.A.F.
DRAWN BY : S.T.H.

PLAN TO ACCOMPANY VARIANCE HEARING & BUILDING PERMIT

SCALE: AS SHOWN	SHEET NO.
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VICINITY MAP

1880